


**PROPOSAL**  
**FOR THE EXPANSION**  
**OF THE**  
**LIVINGSTON STUDENT CENTER**

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## **INTRODUCTION**

“In fairness to the students presently housed and attending classes on the campus, and in order to attract an enthusiastic group of new students, a matter of highest priority is that of improving the image of the Kilmer [Livingston] Campus. Image, although intangible, is evoked by many positive and tangible elements. It is imperative that these aspects of image be analyzed and that measures be taken to address the weaknesses and cultivate the strengths of the present campus” (1988, Kilmer Campus Master Plan”).

These words, written shortly after the opening of the present Livingston Student Center, are as true today as they were over a decade ago. The needs of the campus, its students, faculty and staff are just as important today as then. Since the 1988 Master Plan was written, the college and its student center have undergone significant changes. Today the college is experiencing a resurgence in both enrollment and campus life. We can proudly boast a greater number of actively involved students, an expanding base of student organizations, and a healthy, vital campus life as represented by our co-curricular programs. Yet, we are unable to meet the needs of our constituencies due to the inadequate nature of the facility. In testimony and support of the expansion more than 1,400 Livingston students signed a petition urging the University “. . . to expand the center.”

An examination of the Livingston Student Center underscores the realities that there are few gathering spaces and lounges, meeting spaces, organizational offices, and program spaces, all of which collude to create a center that is unable to support its students, campus and guests. The following proposal presents a vision for expanding the Livingston Student Center and creating a facility that the college, the university, and all its students, faculty, staff, and guests can be proud. The proposal includes a history and current status of the Student Center, proposed facilities to be built, with justification for their need, and a cost analysis/funding request.

## **HISTORY AND CURRENT STATUS**

Since opening its doors in 1987, the Livingston Student Center has had to find creative ways to overcome poor planning and construction. As the Daily Targum has noted for years in its orientation issue, the Livingston Student Center is: “Undoubtedly the most uninspiring of all student centers . . .” The building was designed with a narrow entrance that immediately yields the impression of a small, non-hospitable facility. Meeting halls are hidden behind administrative offices and are accessible only through narrow hallways, and with the exception of one meeting room, are too small to accommodate more than small gatherings. The building is constructed on one floor but split over three levels, making basic support functions, such as catering, a logistical nightmare. It contains few lounge spaces and many of the lounge areas were designed too small to accommodate more than a handful of people at one time. From a straight design view, it is hard to disagree with the Targum’s assessment.

Not only is the design of the building not conducive to its function, but also its physical dimensions are far too small to meet the current and anticipated student population and growth of the campus. Based on information gathered in 1995 and updated for current enrollment data, the Livingston Student Center ranks fourth in square footage as well as on four of the six





different measures used to compare student centers in New Brunswick. This, while expected, is not the whole story. It has been said that square footage for student centers was based on the student enrollment of the college, hence, Rutgers College Student Center would be far larger than Livingston, Douglass, and Cook. However, when square footage per student is examined, the discrepancies in space become very clear. When examining student center space solely on the basis of square feet per enrolled student, Livingston has 70% less meeting room space than Douglass, and 57% less than Rutgers College. In multi-purpose rooms, Livingston has 48% less space per student than Cook and 33% less than Douglass. For student organization office space, the differences are 45% less than Douglass and 45% less than Rutgers College. The complete comparison is contained in appendix C. The students of Livingston College deserve better.

The Livingston Student Center has a clearly articulated statement that reflects its mission. In part it states:

“The mission of Livingston Student Center and Student Activities is to provide and manage the facilities, services, programs, and resources necessary to compliment and enhance the educational experience of the college community. The Student Center and Activities seek to engage the college community in an educationally based co-curriculum program designed to encourage leadership, social responsibility, and critical thinking. Through all its processes, the Student Center and Activities creates an environment that respects the diversity of our community and maximizes the opportunities for growth and development as individuals and in groups.”

In fulfilling its mission, the student center has adopted several roles. Among them is to function as the community center, the one place where all members of the college can gather to meet and to get to know and understand each other outside of the classroom. It is also a role of the student center to provide the campus community with the services that are needed in their daily lives. Finally, the student center is part of the educational program of the college. Through its daily activities, the center encourages active participation and self-governance of its students.

Given its mission, role, and philosophy, the center's staff and the center's governing board have worked hard to expand the services and programs offered to the campus community. Working cooperatively with Dining Services, new food services were added and dining spaces were remodeled. Working with the Livingston Book Store, the Sweet Shoppe (convenience store) was re-designed and enhanced. In response to the needs of our student organizations, storage closets were converted to office space and new, special lighting was added to College Hall, allowing for the staging of theatrical productions. To better meet the needs of university departments and external conference users, smart classroom technology was added to the facilities. The center now has the largest on-campus videotape rental service of any student center. Within the existing design and capacity limitations of the building, the Livingston Student Center staff has responded to past criticisms and has worked hard to address the current needs of students.

To provide a general picture of the extent to which the student center is used, the following data are presented. During the Fall 2000 semester, over 1097 meetings and events will





have been held in the Livingston Students Center, serving approximately 112,00 patrons. These include 77 meetings, conferences and/or events sponsored by organizations outside the University (for example, Princeton Center for Leadership, New Jersey Department of Human Services, and the NJ State Hearing Examinations). University departments such as Undergraduate Admissions, Alumni Relations, and various other administrative and academic departments will have held 602 different functions, conferences, and meetings. Student organizations will have sponsored over 677 programs and meetings during this same period August - December 2000.

The multi-purpose program space, College Hall, is generally booked solid many months in advance, 221 times during the fall semester. While there are times when it's possible to hold a meeting within the center, such as early mornings and mid-afternoons, the meeting rooms are booked most evenings for one organization meeting after another. In fact, due to lack of space within the student center, academic spaces on campus have been booked approximately 156 times during this semester for student activities use (Appendix D contains complete reservation data for the Fall 2000 Semester).

In consideration of current and anticipated future use of the student center, and using survey data collected by the Livingston College Governing Associations, the Livingston Student Center is proposing an expansion of approximately 48,000 square feet. The expansion plans have been developed to meet three criteria: 1. Increase program, meeting, and event space to handle the current and future needs of the campus 2. Add amenities and services needed for a student population that is isolated and contained on campus unless they have a vehicle or take a campus bus to New Brunswick and 3. As much as possible, correct design flaws within the current center. Taken together, it is believed that this three-prong approach described in the following section and detailed in Appendix A, will result in a student center that can handle the needs of the college and campus today and tomorrow.

## **EXPANSION DETAILS**

### **A. Increasing Program, Meeting, and Event Space**

A priority of the expansion is to increase the program, meeting, and event space within the student center. As noted earlier in this document, the Livingston Student Center has less physical space per student than the other student centers at the University, thus it is unable to meet current, let alone future, demands. To meet the needs, it is being proposed to build an auditorium, a new multi-purpose room (which will replace the existing facility), and five new meeting rooms.

#### **Auditorium**

The plans call for the construction of a 750-seat (13,000 sq. ft.) auditorium/theater to be constructed on the south side of the building, to the rear of the existing College Hall. This facility should have a complete stage, lighting, and rigging, appropriate acoustical treatment and raked seating.

In examining current use data, it is clear that at a minimum, an auditorium as described





would be used approximately 150 times per year without adding any new programs. This would accommodate four productions of the Livingston Theater Company per year. Concerts scheduled by the Liberated Gospel Choir and Livingston's Own Concert Organization (LOCO), dance performances by the Rutgers Dance Company, services by Christ Community Church (a registered campus ministry), lectures, special events and recruitment open houses sponsored by the college and university.

This space would also allow for the accommodation of requests from local external organizations looking for performance space. In return, the rental income received from these organizations would provide additional revenue to support the facility and program operations of the center.

### New College Hall

Located across from the Auditorium would be a new College Hall, a multi-purpose event space. At an estimated 6,900 square feet, this room would be slightly larger than the existing room that would be renovated for other uses. The capacity of this room is estimated to be 750 auditorium style seats or 500 for banquets. While this facility should have modest sound and light capabilities to handle large conferences and meetings, most of the equipment already exists in the present College Hall and would be moved to the new room. Portable walls will expand the use and function of this space. The room will handle the majority of conferences and social events held currently in the student center.

### Meeting Rooms

Directly in front of College Hall will be five meeting rooms with the area ranging from 625 to 875 square feet per room. The two larger rooms should have dividable partitions allowing them to be subdivided. These rooms should allow flexibility in design in order to be set-up according to the user's needs.

## **B. Improving and Increasing Services**

To increase and improve the services to students and the campus community, the expanded student center needs to include student organization offices, retail space, lounges, a gallery, a post office, a game room, and a computer lab. Several of these will be accomplished by renovating existing space (Commuter Lounge, Game Room, Gallery, Post Office, and one additional retail area). The other spaces would be included in the new construction.

### Student Organization Office Space

With 46 registered student organizations, the current student center has office space for only five groups. Active student organizations are vital not only for the health of campus life, but also represent an ideal way to further the educational aims of the college and provide a hands-on leadership experience. The proposed expansion would include a student organization office suite that could fit fifteen organizations. With the remodeling of existing space, office



space overall would increase to accommodate 20 organizations. Included within the organization suite would be space devoted to leadership development.

### Quiet Study Lounge

One of the most numerous complaints received is the lack of quiet study space on campus. Located away from the more active areas of the building would be a quiet study lounge (1800 sq. ft.).

### Computer Lab, Faculty Lounge, Chapel (Prayer/Meditation Space)

Next to the quiet study lounge would be located a computer lab with approximately 25 PC's (750 sq. ft.), a faculty lounge (500 sq. ft.) and a modest space for quiet meditation or prayer (250 sq. ft.).

Currently the center has six computers in a common area for student use. While these have helped meet our students' computing needs, it has done little to address the real demand.

The student center staff has long lamented the lack of faculty who use the center and/or interact with students outside of the classroom. By providing a faculty lounge, an avenue to engage faculty members in the life of the college more consistently will have been provided.

A meditation/prayer space would meet the needs of students and staff who need a quiet place to reflect or pray during the day on campus. Particularly, this would assist our community members who are of the Muslim faith. Right now we generally try to find them space in a dressing room, meeting room, or whatever is available when they need to attend to their daily devotions.

### Atrium/Community Square

An atrium is being proposed, for the entrance side that faces the interior of the campus; this would enlarge both the dining and lounge areas. On most days, the seating areas for the food services are overflowing with patrons. The existing lounges are either too small to fit more than a handful of students at one time or are uninviting. The atrium would present a large, airy, open space that would meet the need for a larger dining and gathering area.(3300 sq. ft.). It would encompass the current patio space. It is envisioned that the atrium would be constructed primarily out of glass and would contain a small stage area for public performances during the day and coffee house performances at night.

### Remodeling the Old College Hall

As part of the plans, the present College Hall would be remodeled to provide space for a new Commuter Lounge, Game Room, Gallery, and campus Post Office. The current Commuter Lounge, located in the former office of the Medium, is too small. Regularly, there are 20-30 students in a space designed for ten. The current game room is too small to generate the revenue demands placed upon this service. The relocation of the campus Post Office and a modest gallery round out this area.





### **C. Enhancements to the Existing Building Design**

By converting existing space, such as the game room and computer area, large central hallways would be created leading to the program areas, student organization offices, and lounges. Meeting rooms would be situated next to the central conference hall and the stairs dividing these rooms would be eliminated.

### **Conclusion**

Taken as a whole, this is a substantial building request. However, the result of this building program would serve us in meeting the needs of our campus both today and tomorrow, and bring the Livingston Student Center up to an equal footing with other campus centers within Rutgers University.



**Expansion Cost Estimate**

<u>Space</u>	<u>Size</u>	<u>Sq Ft.</u>	<u>Cost</u>
Atrium	60 x 55	3300	
Auditorium	140 x 95	13300	
Multi Purpose Room	92 x 75	6900	
Meeting Rooms		0	
1	25 x 35	875	
2	25 x 35	875	
3	25 x 25	625	
4	25 x 25	625	
5	25 x 25	625	
Study Lounge	30 x 60	1800	
Computer Lab	25 x 30	750	
Faculty Lounge	25 x 20	500	
Quiet Meditation Space	10 x 25	250	
Student Organization Offices	60 x 60	3600	
Storage	30 x 60	1800	
<u>Gross Loading (1.35)</u>		<u>12538.75</u>	
<b>TOTAL</b>		<b>48363.75</b>	<b>\$ 9,672,750.00</b>
Renovation Areas			
Old College Hall	92 x 48	4416	
Old Gameroom	26 x 15	390	
<u>Admin Office</u>	<u>28 x 19</u>	532	
		<b>5338</b>	<b>\$ 400,350.00</b>
TOTAL Construction		53701.75	\$ 10,073,100.00
Contingency			\$ 1,007,310.00
Arch. & Eng. Fees			\$ 705,117.00
Furniture & Misc			\$ 1,000,000.00
Total Estimated Expense			\$ 12,785,527.00

3600 ✓





## Comparison of Livingston Student Center Spaces to Other RU-NB Colleges

### Meeting Rooms

<u>College</u>	<u>Enrollment</u>	<u>Sq. Ft.</u>	<u>Sq. Ft/Student</u>	<u>Rank</u>	<u>Difference</u>
Livingston	3791	1572	0.41	4	
Douglass	3226	4573	1.42	1	70.7%
Cook	3119	1692	0.54	3	23.6%
Rutgers	10875	10412	0.96	2	56.7%

### Multi Purpose Rooms

<u>College</u>	<u>Enrollment</u>	<u>Sq. Ft.</u>	<u>Sq. Ft/Student</u>	<u>Rank</u>	<u>Difference</u>
Livingston	3791	3680	0.97	4	
Douglass	3226	4692	1.45	2	33.3%
Cook	3119	5864	1.88	1	48.4%
Rutgers	10875	11700	1.08	3	9.8%

### Gamerrooms

<u>College</u>	<u>Enrollment</u>	<u>Sq. Ft.</u>	<u>Sq. Ft/Student</u>	<u>Rank</u>	<u>Difference</u>
Livingston	3791	1184	0.31	4	
Douglass	3226	1035	0.32	3	2.7%
Cook	3119	1934	0.62	2	49.6%
Rutgers	10875	11400	1.05	1	70.2%

### Student Organization Office Space

<u>College</u>	<u>Enrollment</u>	<u>Sq. Ft.</u>	<u>Sq. Ft/Student</u>	<u>Rank</u>	<u>Difference</u>
Livingston	3791	1549	0.41	3	
Douglass	3226	2388	0.74	2	44.8%
Cook	3119	656	0.21	4	-94.3%
Rutgers	10875	10921	1.00	1	59.3%

### Lounge Areas

<u>College</u>	<u>Enrollment</u>	<u>Sq. Ft.</u>	<u>Sq. Ft/Student</u>	<u>Rank</u>	<u>Difference</u>
Livingston	3791	1520	0.40	4	
Douglass	3226	4315	1.34	2	70.0%
Cook	3119	3029	0.97	3	58.7%
Rutgers	10875	17301	1.59	1	74.8%

### Food/Eating Areas

<u>College</u>	<u>Enrollment</u>	<u>Sq. Ft.</u>	<u>Sq. Ft/Student</u>	<u>Rank</u>	<u>Difference</u>
Livingston	3791	3552	0.94	4	
Douglass	3226	5130	1.59	2	41.1%
Cook	3119	3728	1.20	3	21.6%
Rutgers	10875	29526	2.72	1	65.5%



## Fall Semester 2000, Livingston Student Center Reservation Data

**Reservations By Customer Type**

<u>Customer Type</u>	<u>No. of Reservations</u>	<u>% of Total</u>
Student Organizations	795	52.48%
University Departments	632	41.72%
External Organizations	88	5.80%

**Attendance by Event Type**

<u>Event Type</u>	<u>No. of Reservations</u>	<u>Attendance/Setup Count</u>
Banquet	2	130
Concert	18	2650
Conference	38	2870
Cultural Program	11	1540
Dance/Party	7	7550
Exhibition/Display	1	50
Film/Video Presentation	3	700
Information Table	60	510
Lecture	6	485
Meeting	721	68983
Performance	15	2850
Reception	2	100
Recruitment	1	
Rehearsal	57	2160
Social Program	112	11820
Training Program	76	2178
Vendor	18	80
Misc.	368	11959
<b>TOTAL</b>	<b>1516</b>	<b>116615</b>

**Student Events Booked in Student Center vs. Other Space on Campus**

<u>Space</u>	<u>No. of Reservations</u>
Livingston Student Center	1173
Lucy Stone Hall	99
Tillet Hall	186
Beck Hall	48
Other	12





**Number of Reservations Denied Due to Lack of Space\***

<u>Year</u>	<u>Organization Type</u>	<u>No. Denied</u>
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1999-2000	Student Organization	92
	University Department	131
	External Organization	29

Fall 2000	Student Organization	58
	University Department	76
	External Organization	10

<u>Year</u>	<u>Facility</u>	<u>No. Denied</u>
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1999-2000	College Hall	125
	Meeting Rooms	102
	Other Space	25

Fall 2000	College Hall	70
	Meeting Rooms	68
	Other Spaces	6

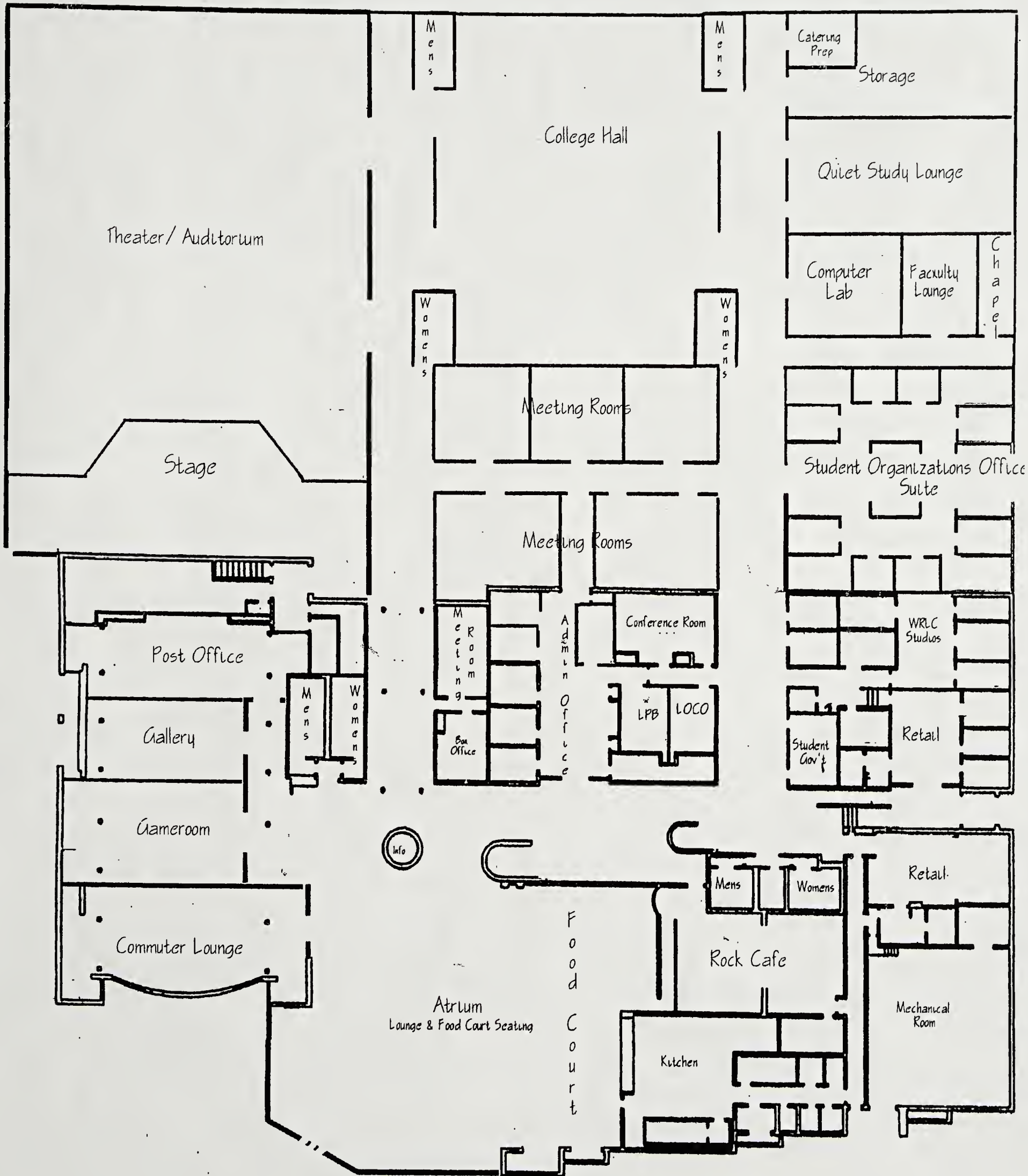
<u>Year</u>	<u>Event Type</u>	<u>No. Denied</u>
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1999-2000	Program	95
	Conference	30
	Meeting	102

Fall 2000	Program	51
	Conference	19
	Meeting	68

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- Theater/Auditorium (750 seats)
- College Hall (Multi-Purpose Space)
- Gallery

Livingston Student Center  
Evangelion Proposal

